

ORDINANCE #03-01
AN ORDINANCE REQUIRING THE INSTALLATION OF
AUTOMATIC FIRE SPRINKLER SYSTEMS
WITHIN THE CORPORATE LIMITS AND THE URBAN GROWTH
BOUNDARY OF THE TOWN OF NOLENSVILLE

WHEREAS, the Board of Mayor and Aldermen of the Town of Nolensville are concerned with the health, safety and welfare of its citizens; and

WHEREAS, the Board of Mayor and Aldermen desire to provide ample fire protection to its citizens and property; and

WHEREAS, the Board of Mayor and Aldermen are concerned with the need for growth and expansion in the fire services provided by the Town of Nolensville, Tennessee to its citizens and neighbors; and

WHEREAS, the Charter of the Town of Nolensville, Tennessee and the law of the State of Tennessee authorize the approval and adoption of ordinances by the Board of Mayor and Aldermen.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE.

Section 1: AUTOMATIC FIRE SPRINKLER SYSTEMS REQUIRED.

Automatic fire sprinkler systems shall be installed and maintained in operable condition in the buildings and at the locations specified in this ordinance. Such systems shall be installed in each building that shall be built or for which a building permit is issued after the effective date of this ordinance.

Section 2: DEFINITIONS.

Whenever in this ordinance the words or phrases hereinafter in this section defined are used, they shall have the following meaning:

- a. **Automatic Fire Extinguishing System.** An approved system of devices and equipment that automatically detects a fire and discharges an approved fire-extinguishing agent onto or in the area of a fire.
- b. **Automatic Fire Sprinkler System.** An integrated system of piping connected to a water supply, with listed sprinklers that automatically initiate water discharge over a fire area. Where required, the sprinkler system also includes a control valve and a device for actuating an alarm when the system operates.
- c. **Building.** Any structure that encloses a space used for sheltering any occupancy. Each portion of a building separated from other portions by a firewall shall be considered as a separate building.
- d. **Existing Building.** Any structure erected prior to the adoption of this code.

- e. **Dwelling.** Any building that contains not more than one- or two-dwelling units intended to be used, rented, leased, let, or hired out to be occupied or that are occupied for habitation purposes.
- f. **Dwelling Unit.** One or more rooms arranged for the use of one or more individuals living together, as in a single housekeeping unit, that normally have cooking, living, sanitary, and sleeping facilities.
- g. **Fire Chief.** The Fire Chief of the Nolensville Volunteer Fire Department.
- h. **Fire Department Connection.** A hose connection at grade level or street level for use by the fire department only for the purposes of supplying water to standpipes and/or sprinkler systems.
- i. **Fire Marshal.** The fire and life safety code enforcement official appointed by the Fire Chief and approved by the Board of Mayor and Alderman of the Town of Nolensville, Tennessee.
- j. **Gross Floor Area.** The area within the inside perimeter of the exterior walls with no deductions for corridors, stairs, closets, thickness of walls, columns or other features, exclusive of areas open and unobstructed to the sky.
- k. **Manufactured Home.** A structure, transportable in one or more sections, that in the traveling mode is 8 body ft (2.4 m) or more in width and 40 body ft (12 m) or more in length or, where erected on-site, is 320 square feet (28 meters squared) or more, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation where connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.
- l. **New Building.** Any structure erected after adoption of this code.
- m. **Retrofit.** The mandatory installation of an automatic fire sprinkler system in a structure that exists at the time of adoption of this code.
- n. **Shall.** Indicates a mandatory requirement.
- o. **Structure.** That which is built or constructed.
- p. **Substantially remodeled, or rehabilitated.** Any structural alteration or restoration of a building for which the cost or value exceeds 50 percent of the current replacement cost of the particular building; or where more than 50 percent of the gross square footage has been structurally altered, such building shall conform to the requirements for new buildings.

Section 3: BUILDINGS REQUIRING SPRINKLER SYSTEMS

- (A) All new buildings classified as Group E, I, R2, R3 and R4, as described in the 1999 *Standard Building Code*, shall be provided with an automatic fire sprinkler system regardless of the gross floor area, except as otherwise provided in subsection (h) below.

- (B) All new buildings classified as Group A, B, F, H, M, R1, and S, with uses and occupancies as described in the 1999 *Standard Building Code* of 2,500 gross square feet or more shall be provided with an automatic fire sprinkler system.
- (C) New buildings more than 2 stories in height shall be provided with an automatic fire sprinkler system.
- (D) All new single-family dwellings constructed in a row of three or more attached units, and buildings containing three or more dwelling units shall be provided with an automatic fire sprinkler system regardless of the gross floor area limit.
- (E) Dwellings or buildings which are set back one hundred (100) feet or more from a public way or fire apparatus access road and/or more than five hundred (500) feet from the nearest operable fire hydrant.
- (F) Dwellings or buildings which are constructed on real property with the access way or road frontage which is more than 15% slope.
- (G) Dwellings in a Open Space Development (OSD) or Planned Unit Development (PUD) as defined in the Town of Nolensville Zoning Ordinance shall be required to install an automatic fire sprinkler system if said system is located on a lot or parcel of land with side yard setback lines of less than fifteen (15) or less.
- (H) One-and two-family dwellings are specifically exempted from the provisions of Section 3 as long as the gross floor area is less than three thousand (3,000) square feet.
- (I) Other new buildings that are prescribed by the *Standard Fire Prevention Code*, *Standard Building Code*, or NFPA 101 *Life Safety Code* to be fully sprinklered shall be provided with an automatic fire sprinkler system.

Section 4: STANDARD OF CONSTRUCTION AND INSTALLATION

- (A) Automatic fire sprinkler systems required by this code shall be designed and installed in accordance with the scope and purpose of the latest edition of the following standards as published by the National Fire Protection Association for the applicable occupancy.
 1. NFPA 13, *Standard for the Installation of Sprinkler Systems*.
 2. NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*.
 3. NFPA 13R, *Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height*.

Section 5: REQUIREMENTS FOR EXISTING BUILDINGS

- (A) An existing building that is substantially remodeled, or rehabilitated shall be equipped with an automatic fire sprinkler system if the subsequent building meets any of the conditions for new buildings in section 3 of this ordinance. Section 5(A) shall not apply to existing:
 1. One- and two-family dwellings that are substantially remodeled or rehabilitated.
 2. Existing one- and two-family dwellings moved into or within the town.

3. New or existing manufactured homes shall not require the installation of an automatic fire sprinkler system.
- (B) Any addition to an existing building which is over 2,500 square feet, or any addition which brings the building area to 2,500 gross square feet or more shall cause the entire building to conform to the requirements for new buildings.
 - (C) Existing one- and two-family dwellings, existing one- and two-family dwellings moved into or within the town, existing one- and two-family dwellings that are added to, and new or existing manufactured homes are not required to be sprinklered.
 - (D) Nothing herein shall be construed as to discourage or deny any property owner from installing an automatic fire sprinkler system in any type of building located within the Town of Nolensville.

Section 6: AUTOMATIC FIRE DETECTION.

Automatic fire detection in all new dwellings and dwelling units shall be installed in accordance with the provisions of the 1999 *Standard Building Code* and shall be electrically supervised through a central station monitoring service. It shall be a violation of this ordinance and of the building codes of the Town of Nolensville in the event a building owner or owners discontinue the monitoring service.

Section 7: MISCELLANEOUS PROVISIONS.

- (A) Where an automatic fire sprinkler system is determined to increase the hazard to the property or occupants to be protected, other automatic fire extinguishing systems appropriate for the hazard shall be designed, installed, tested, inspected, and maintained in accordance with National Fire Protection Association standards. Such systems must be inspected and approved after installation by the Fire Chief or the Town Fire Marshal prior to the issuance of a certificate of occupancy by the Town of Nolensville.
- (B) An automatic fire sprinkler system or automatic fire extinguishing system provided as a requirement of this code, or otherwise installed shall be supervised in accordance with the *Standard Fire Prevention Code*, *Standard Building Code*, and *NFPA 101 Life Safety Code*. Automatic fire sprinkler systems shall be equipped with a water flow alarm located on the address side of the building exterior as approved by the Fire Chief.
- (C) Every new fire department connection for an automatic fire sprinkler system shall be located on the address side of the building. With the exception of one- and two-family dwellings, a fire hydrant shall be located not more than 100 feet from the fire department connection to the sprinkler system. Fire department connections shall be provided with a locking cap or caps of type approved by the Fire Chief.
- (D) Occupancies shall be classified in accordance with Chapter 3 of the *Standard Building Code*, 1999 edition.
- (E) Where these requirements conflict with the *Standard Fire Prevention Code*, *Standard Building Code*, *NFPA 101 Life Safety Code*, or any state, or federal requirement, the more stringent requirement shall apply.

Section 8: SEVERABILITY

If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 9: EFFECTIVE DATE.

This ordinance or a summary thereof shall be published in a newspaper in Williamson County and shall take effect and be in full force after passage and publication as provided by law.

CHARLES KNAPPER, MAYOR

Cindy Lancaster, Town Recorder

Approved By:

Robert J. Notestine III
Town Attorney

First Reading: _____

Second Reading: _____